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Royal Oak Drive, Wickford Guide price £300,000

*** GUIDE PRICE £300,000 – £320,000 ***

A well-maintained two-bedroom end-of-terrace home, ideally suited to first-time buyers, downsizers, or investors. Tucked away in a quiet and popular residential area, the property offers generous living space along with excellent outdoor areas.

The ground floor features a welcoming entrance hall leading to a bright and spacious living room, complemented by a fitted kitchen. To the rear, a conservatory provides a versatile additional living area, ideal for dining, working from home, or family use, with direct access to the enclosed rear garden.

The first floor offers two well-proportioned bedrooms and a family bathroom.

Externally, the low-maintenance rear garden is perfect for both relaxing and entertaining, while the property also benefits from two private parking spaces to the side.

Conveniently located close to local shops, schools, transport links, and green spaces, this attractive home presents an excellent opportunity in a highly sought after location.

PLEASE NOTE - DECORATIONS MAY NOW DIFFER FROM IMAGES

Front Evelvation

Hallway

Kitchen

11'1 x 8'6 (3.38m x 2.59m)

Lounge

11'1 x 8'6 (3.38m x 2.59m)

Conservatory

10'8 x 7'9 (3.25m x 2.36m)

Landing

Bedroom One

16 x 9'5 (4.88m x 2.87m)

Bedroom Two

9 x 8'8 (2.74m x 2.64m)

Bathroom

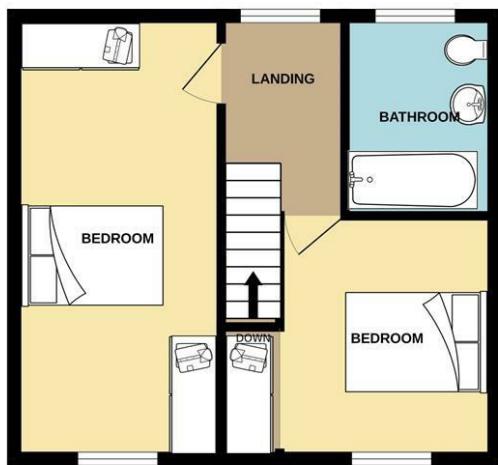
Rear Garden

Off Street Parking

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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